

FLOOR PLANS

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ONE BAY.

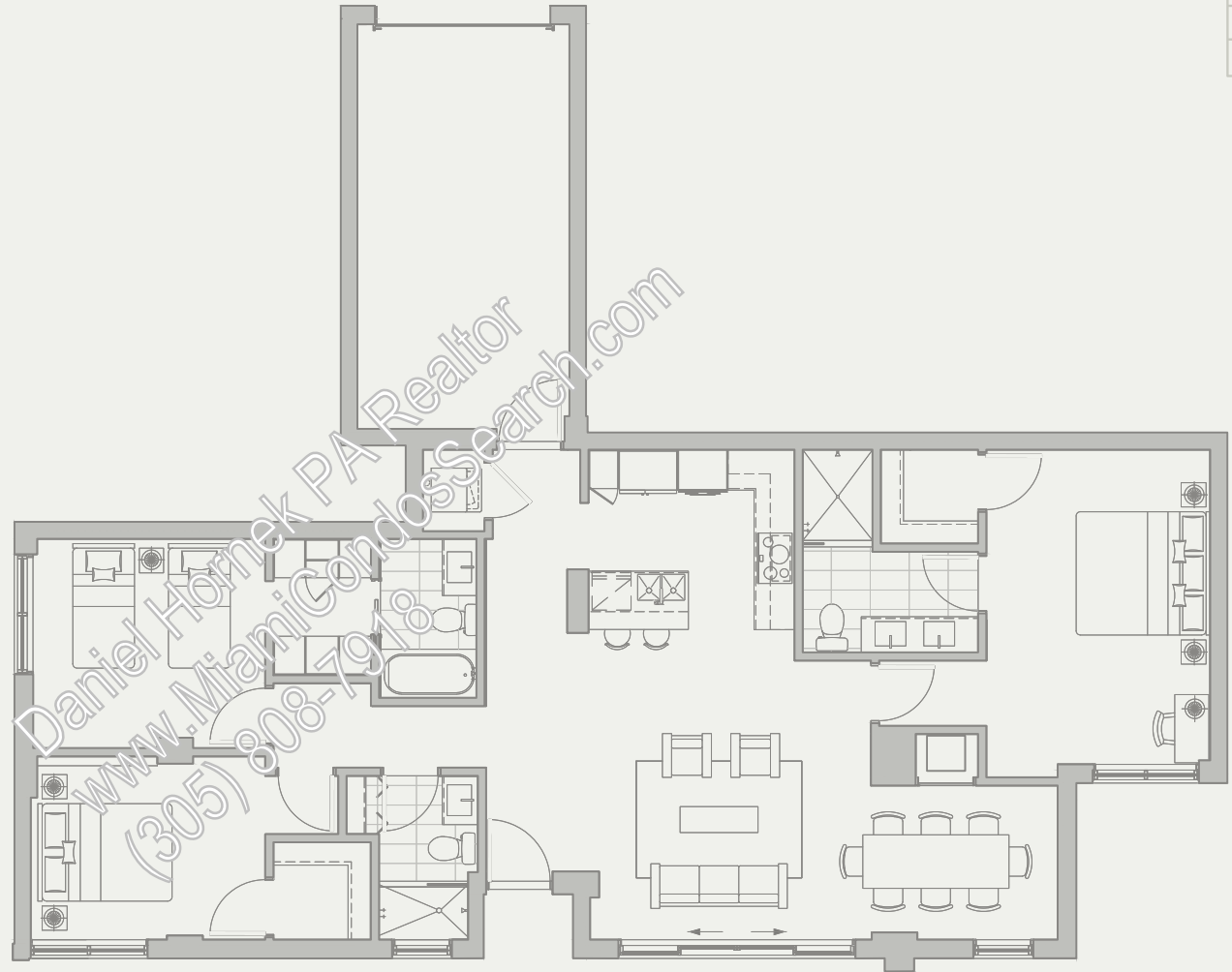
RESIDENCE

A1

3 BEDROOMS
3 BATHROOMS
INDOOR GARAGE

UNIT A/C	1,475	SQ FT	137	m ²
TERRACE/ BALCONY	148	SQ FT	14	m ²
ROOF TOP	-	-	-	-
GARAGE	265	SQ FT	25	m ²
TOTAL	1,888	SQ FT	175	m ²

SITE PLAN A1: 5 UNITS



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

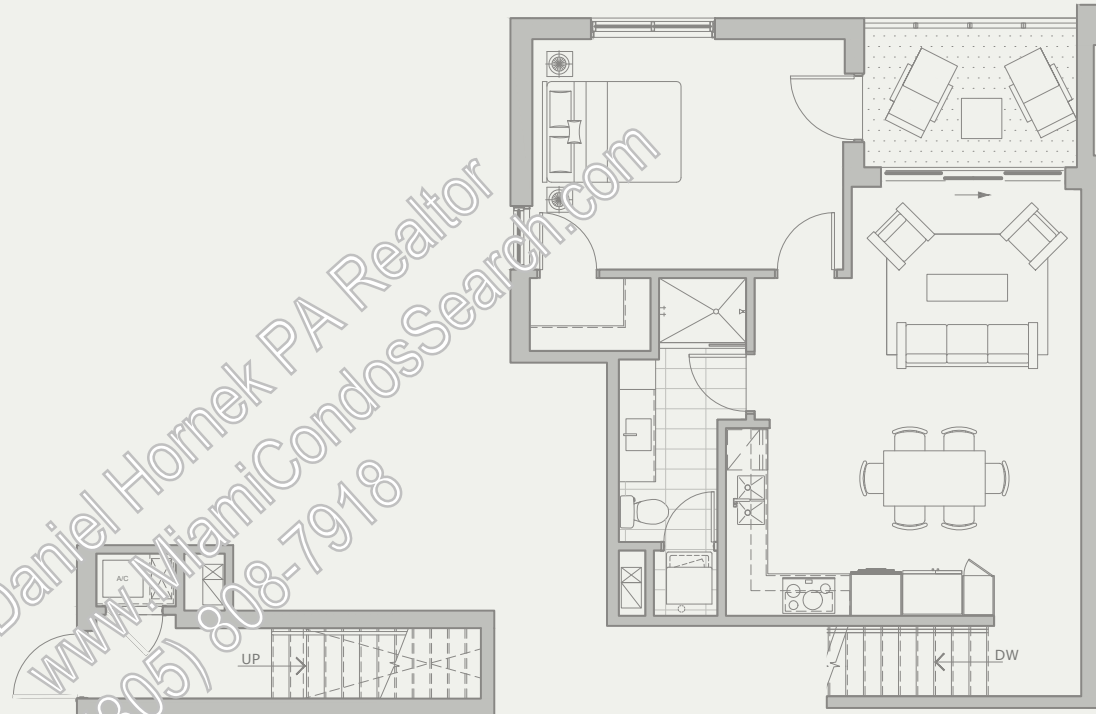
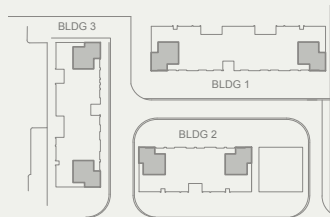
RESIDENCE

B

1 BEDROOM
1 BATHROOM

UNIT A/C	877	SQ FT	81	m ²
TERRACE/ BALCONY	80	SQ FT	7	m ²
ROOF TOP	-	-	-	-
GARAGE	-	-	-	-
TOTAL	957	SQ FT	89	m ²

SITE PLAN
B: 6 UNITS



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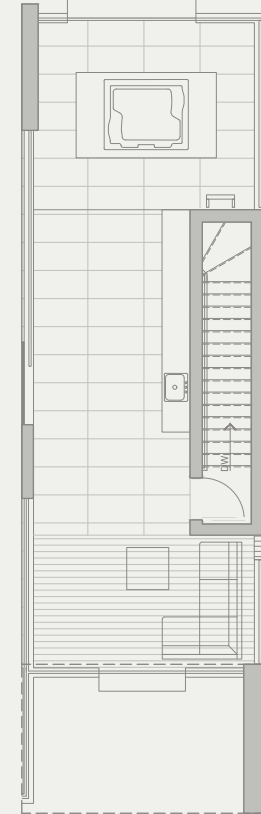
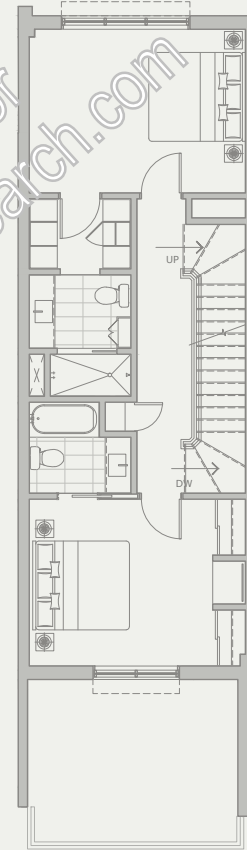
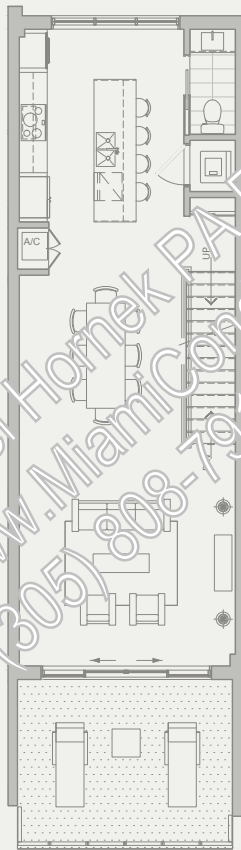
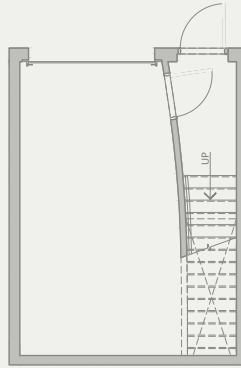
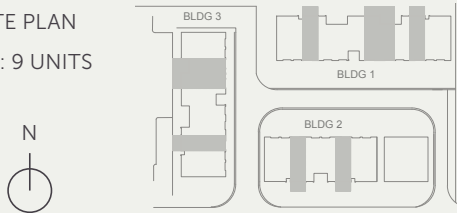
RESIDENCE

D1

2 BEDROOMS
2 1/2 BATHROOMS
INDOOR GARAGE

UNIT A/C	1,794	SQ FT	167	m ²
TERRACE/ BALCONY	193	SQ FT	18	m ²
ROOF TOP	692	SQ FT	64	m ²
GARAGE	252	SQ FT	24	m ²
TOTAL	2,941	SQ FT	273	m ²

SITE PLAN
D1: 9 UNITS



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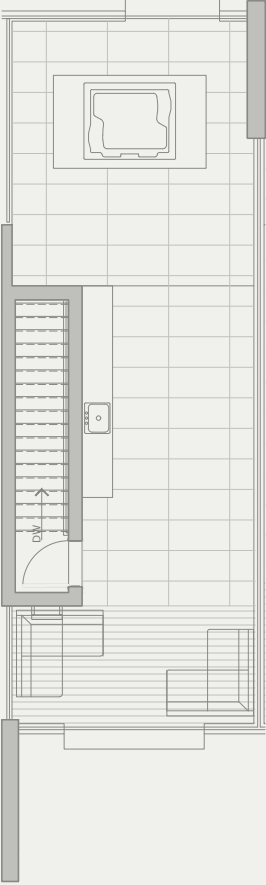
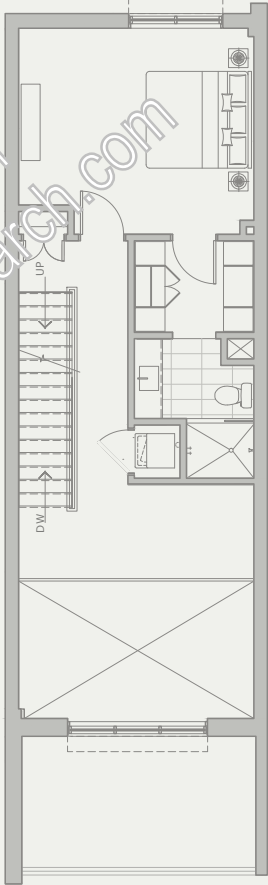
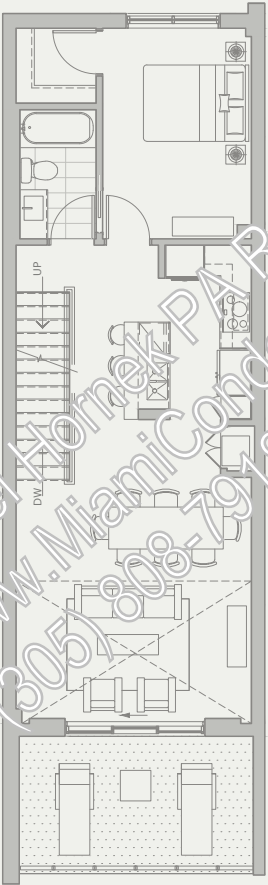
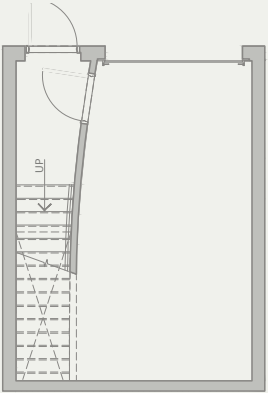
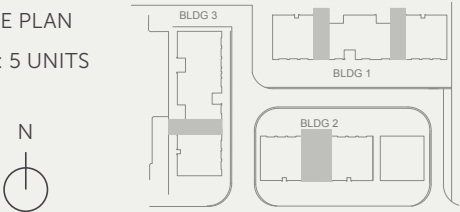
RESIDENCE

D2

2 BEDROOMS + DEN
2 BATHROOMS
INDOOR GARAGE

UNIT A/C	1,645	SQ FT	153	m ²
TERRACE/ BALCONY	150	SQ FT	14	m ²
ROOF TOP	703	SQ FT	65	m ²
GARAGE	264	SQ FT	25	m ²
TOTAL	2,762	SQ FT	257	m ²

SITE PLAN
D2: 5 UNITS



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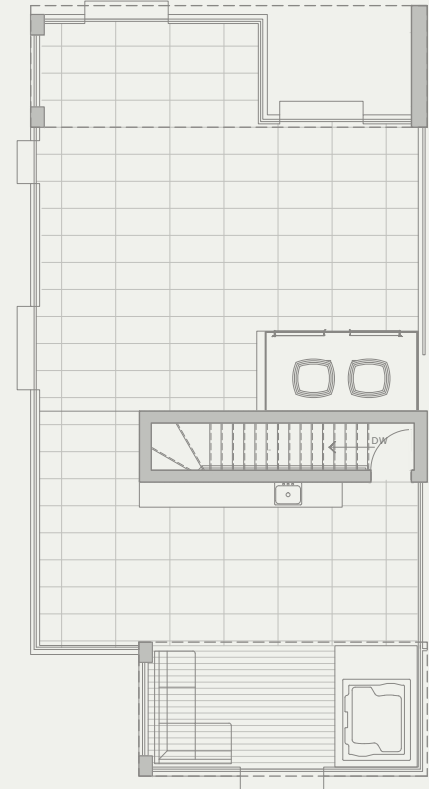
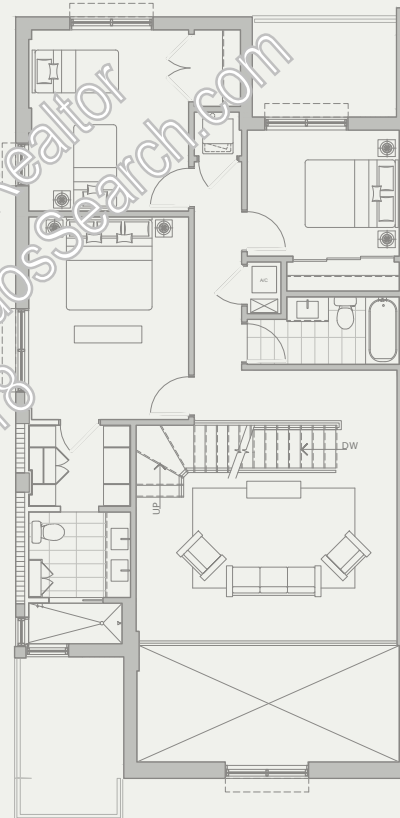
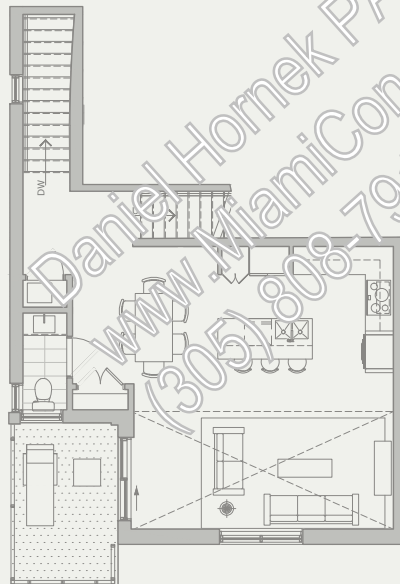
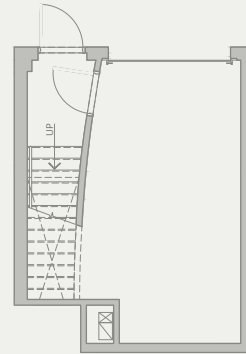
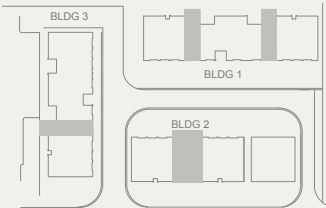
RESIDENCE

E

3 BEDROOMS + FAMILY ROOM
3 1/2 BATHROOMS
INDOOR GARAGE

UNIT A/C	2,236	SQ FT	208	m ²
TERRACE/ BALCONY	98	SQ FT	9	m ²
ROOF TOP	1,397	SQ FT	130	m ²
GARAGE	264	SQ FT	25	m ²
TOTAL	3,395	SQ FT	371	m ²

SITE PLAN
E: 6 UNITS



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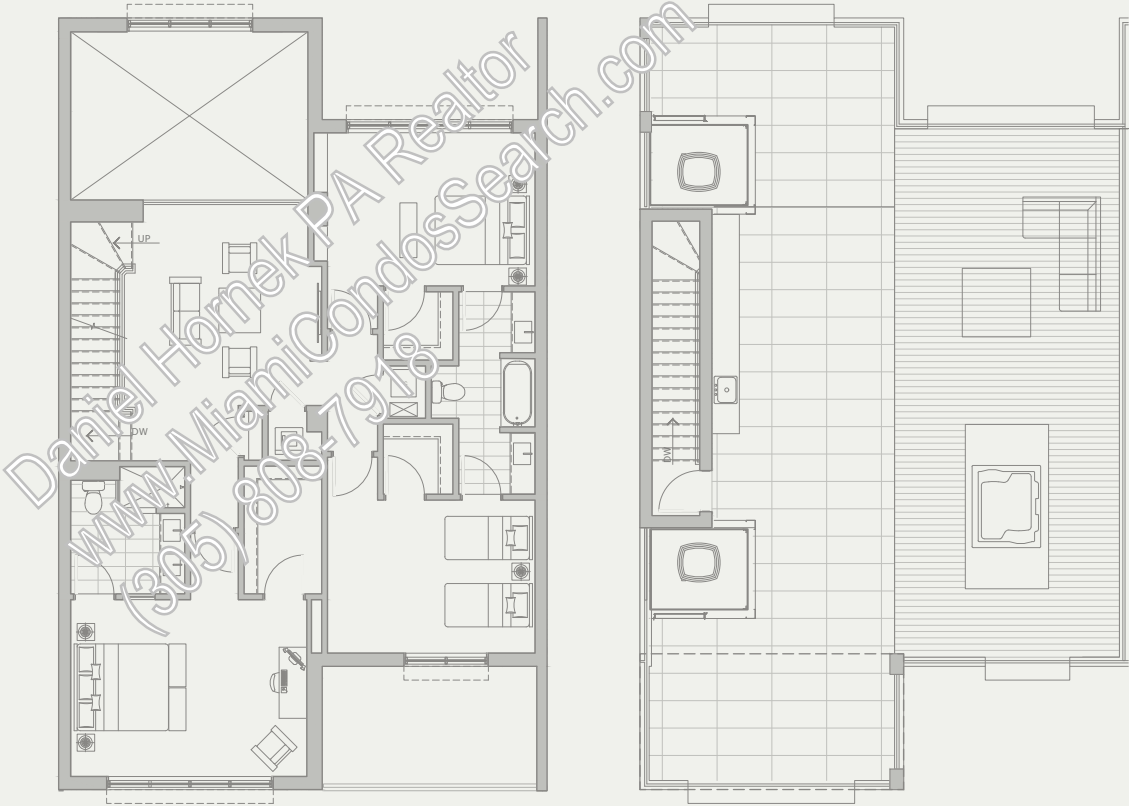
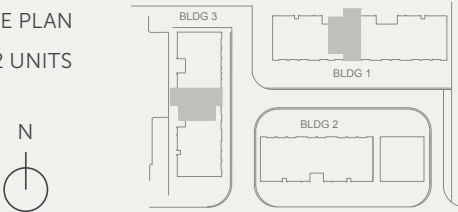
RESIDENCE

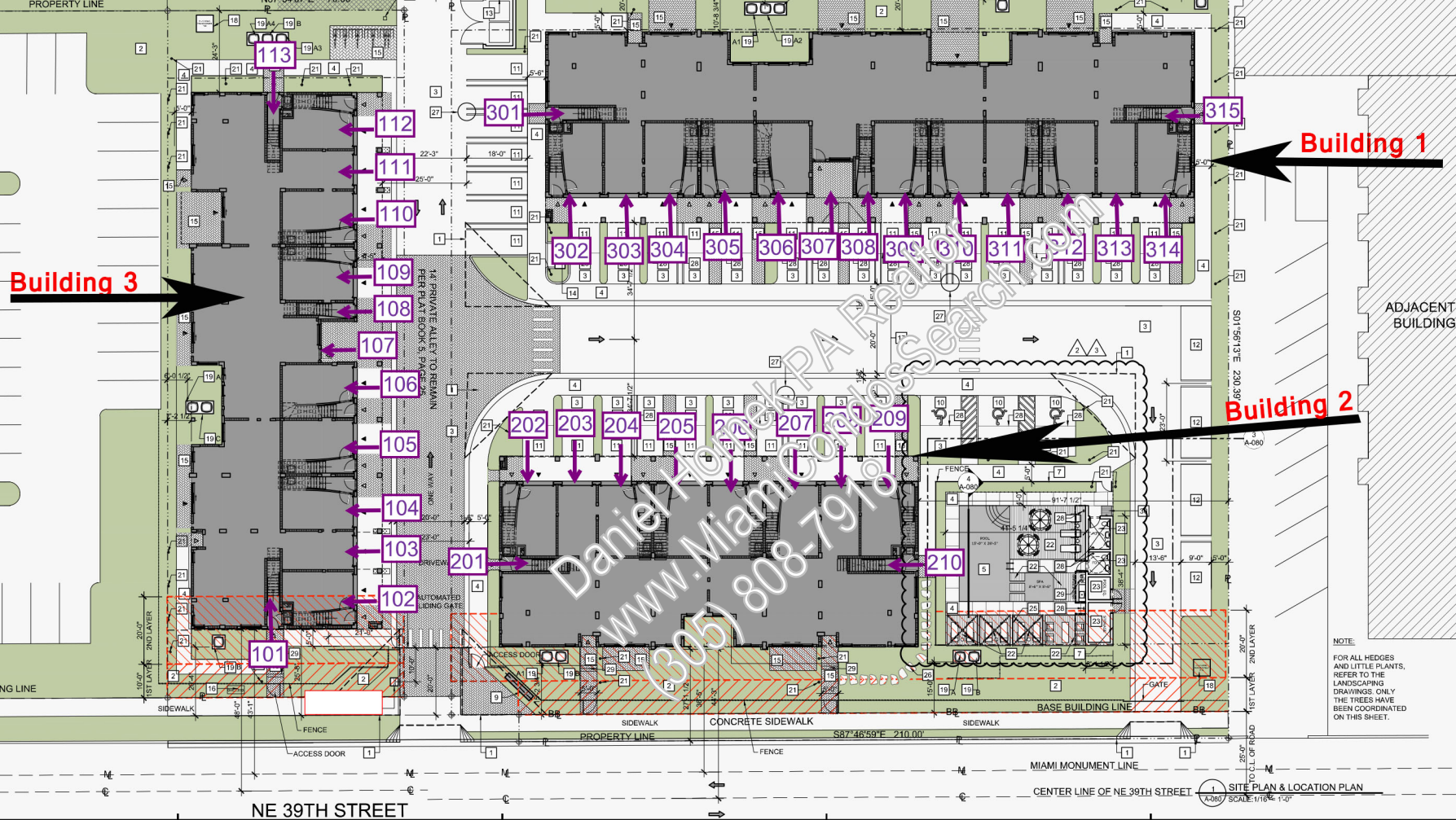
F

3 BEDROOMS + FAMILY ROOM
3 1/2 BATHROOMS
INDOOR GARAGE

UNIT A/C	2,561	SQ FT	238	m ²
TERRACE/ BALCONY	118	SQ FT	11	m ²
ROOF TOP	1,636	SQ FT	152	m ²
GARAGE	269	SQ FT	25	m ²
TOTAL	4,584	SQ FT	426	m ²

SITE PLAN
F: 2 UNITS





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Miami, FL 33175
Tel: 305.392.1019
Fax: 305.392.1019

REV.	DATE	DESCRIPTION	Prepared By	Verified By
Δ	09-17-2014	PERMIT REV. 2	T.L.A.	A.B.Y.
Δ	04-04-2014	INTERDISCIPLINARY COORD.	T.L.A.	P.L.
Δ	01-20-2014	PERMIT REV. 1	T.L.A.	P.L.

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

NOTES

ISSUED FOR PERMIT
DATE: 12/13/2013

Project: **ONE BAY URBAN TOWNHOMES**
447, 455 & 521 NE 39TH STREET, MIAMI, FL 33137

Title: **SITE PLAN AND LOCATION PLAN**

Drawn: IDEA	Field: ARCHITECTURE
Verified: J.F.G.	Scale: AS SHOWN
Approved: S.L'Ecyer	Date: 11/18/2013
Project Manager: J.F.G.	Eng. no.
Project: 11-615US	A-080